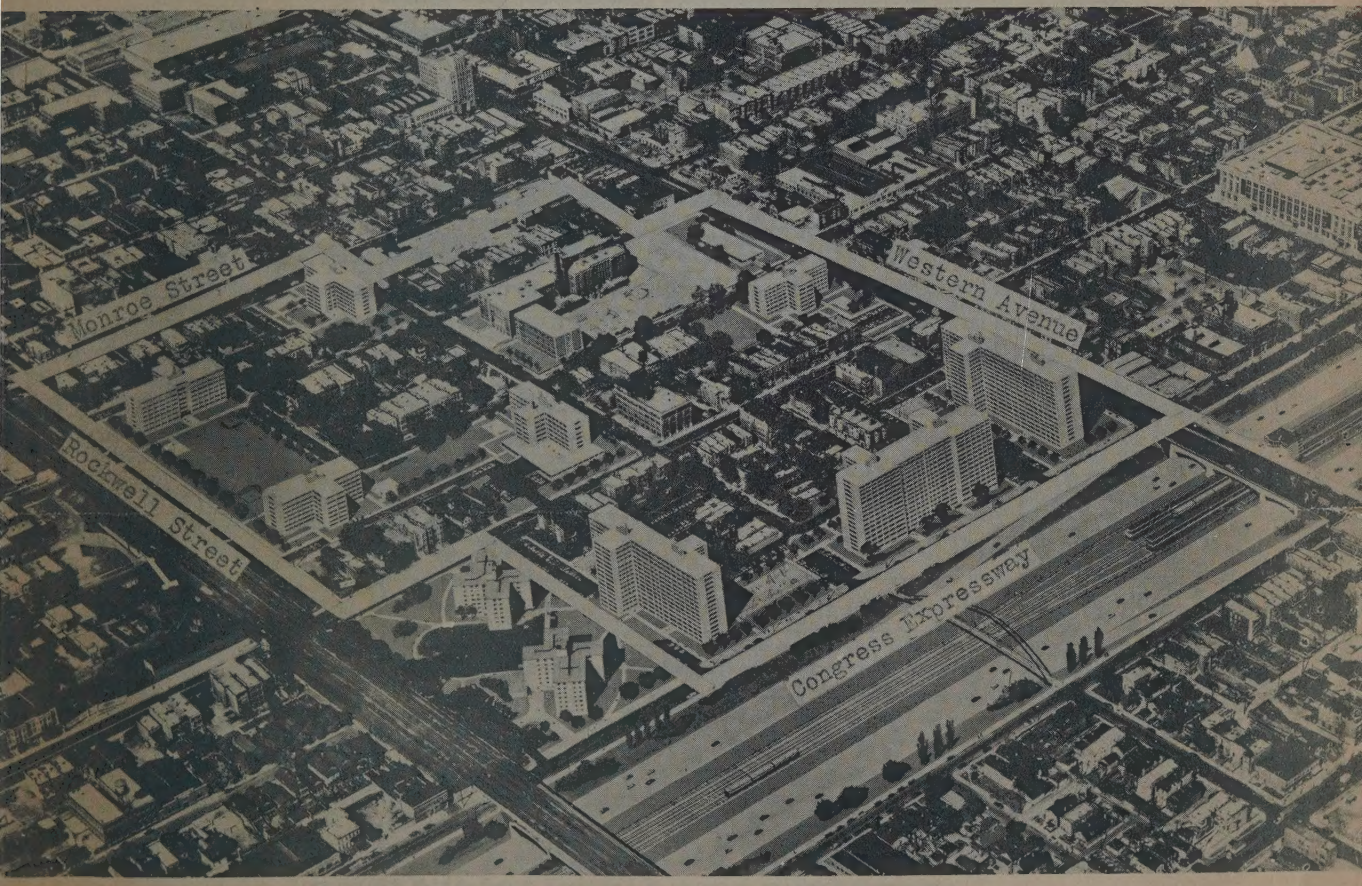
Illinois U Library

CHICAGO'S PUBLIC HOUSING

# today

Monthly Report Chicago Housing Authority
Issued February 15, 1954

608 South Dearborn Street Chicago 5, Illinois




CHA'S NEW TYPE OF PUBLIC HOUSING REDEVELOPMENT PROGRAM for the Near West Side is now up for consideration by the federal government. The plan would save good buildings, rehabilitate others that are structurally sound, and replace substandard structures with new building. The redevelopment program would cover nine blocks bounded by Western Avenue, Rockwell, Monroe and Van Buren Streets. In 1950, the City Council approved this area for total clearance and redevelopment with public housing. By carving out spots of blight and replacing them with new buildings, by rehabilitating sound buildings, and by allowing standard buildings to remain in the hands of private owners, the CHA program will NOT reduce the housing stockpile. Details of the program will be announced after the federal government has made a decision on the plan.

John R. Fugard, Vice Chairman John L. Yancey, Treasurer Samuel N. Katzin Joseph P. Sullivan Elizabeth Wood, Executive Secretary

## SLUM PREVENTION AND SLUM CLEARANCE: A PROPOSED PROGRAM FOR OPERATION

Prevent further slums--Improve building laws and enforce them--Speed slum clearance and redevelopment--Increase standard housing supply for all income levels--Recommendations to carry out such a program as made by the Citizen's Committee to Fight Slums have been turned over to the Metropolitan Housing and Planning Council for execution.

The recommendations, contained in Housing Action Report of 1954, made early this month to Mayor Martin H. Kennelly, will be aided to action by a group of specialists to be named by the Council. Copies of the Citizens' Committee Report can be obtained from the Metropolitan Housing and Planning Council, 69 West Washington Street, Chicago. Reprints of the Chicago Daily News articles documenting slum conditions and slum landlord exploitation which appeared in the summer of 1953 are also available from the Metropolitan Housing and Planning Council. They are bound in a booklet entitled "The Road Back."

---

## COMMITTEE ASKS BAN ON SEGREGATION

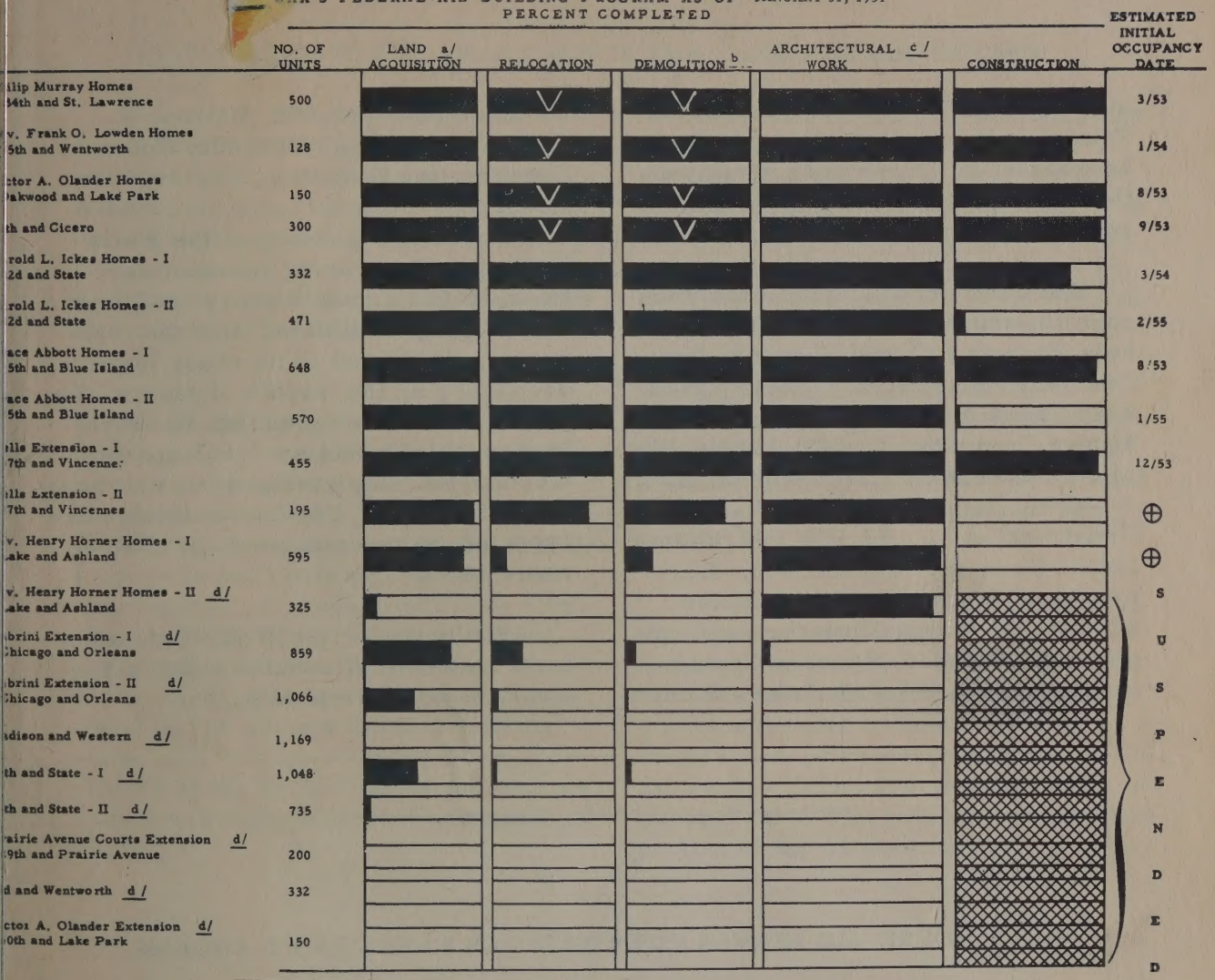
A six-point program to ease racial tensions in public housing developments has been submitted to the Mayor and the City Council by the special advisory committee appointed by the Mayor last fall when neighborhood disturbances started in the Trumbull Park Homes area.

Among recommendations the committee urges that the City Council adopt a resolution placing the city on record against racial discrimination in the use of any public facilities. This recommendation is in concurrence with similar recommendations made by the Commission on Human Relations and other groups interested in human relations over the past several years.

Copies of the report may be obtained from the Office of the Housing and Redevelopment Coordinator, 69 West Washington Street, Chicago 2.

CHA'S FEDERAL-AID BUILDING PROGRAM AS OF JANUARY 31, 1954

PERCENT COMPLETED




a/ Based on number of parcels purchased or optioned.

b/ Percent parcels ordered cleared.

c/ Excluding supervision during construction.

d/ Construction dependent upon Congressional action governing number of "starts" allowed for nation in year beginning July 1, 1954.

Denotes vacant land ⊕ Starts in 1954 Suspended

## WELLS-II CONTRACT TO S. N. NIELSEN CO.

The S. N. Nielsen Company will build the second stage of Ida B. Wells Addition at 37th and Vincennes on a contract of $1,943,700. Ground will be broken as soon as approval of the construction contract is received from the Public Housing Administration. Bids were opened in CHA offices on January 19 with 14 Chicago contractors submitting offers.

Specifications call for the construction of three 7-story buildings, a one-story community building, alterations and additions to the existing management and maintenance building, and the installation of site improvements such as playgrounds, sidewalks, parking areas, etc. Each of the residential

buildings will contain 65 apartments. Twelve will have one bedroom; 36, two bedrooms; 12, three bedrooms; and there will be two with four bedrooms and three with five bedrooms.

The other 13 Chicago contractors participating in the bidding and their bids were as follows: Green & Gust Company, $1,958,920; Sherry Richards Company, $1,997,300; J. W. Snyder Company, $2,029,000; Herlihy Mid-Continent Co., $2,040,000; Lloyds Builders, Inc., $2,053,000; Crane Construction Co., $2,054,000; Sumner Sollitt Company, $2,068,000; Engineering Construction Corporation, $2,073,000; Walsh Construction Company, $2,073,835; Paschen Contractors, Inc., $2,075,739; James Burton Company, $2,124,000; William R. Goss Company, $2,189,000; Robin Construction Company, $2,348,000.

First stage building of the Wells Extension is nearing completion. Four of the seven 7-story buildings are already completed and the balance are expected to be ready for occupancy by the middle of March. Together with the original Ida B. Wells Homes which contains 1,658 apartments, the completed project will house 2,308 families. The last buildings are expected to be completed by February 1955.

Architects for the Wells Extension are Friedman, Alschuler and Sincere and Ernest A. Grunsfeld, Jr.

---

## HULL HOUSE AID SERVES PUERTO RICAN FAMILIES AT ADDAMS

Puerto Rican families who live at Jane Addams Houses are taking advantage of a new counselling service to aid them on housekeeping and family problems. Mrs. Emma Franceschi Budet, herself a Puerto Rican, who has recently joined the staff at Hull House, is the counsellor. She comes to Addams on Tuesdays and Thursdays of each week, and the Puerto Rican families are also made welcome at Hull House where a special program is carried on for Spanish-speaking people.

The Spanish translation of the CHA Tenant's Handbook, which was first used at Cabrini Homes in teaching English to new Puerto Rican residents, is also being used at Addams in the same way. The Authority is making special efforts to introduce its Puerto Rican families, who now number more than a hundred in various projects, to life in CHA communities, so that they can be good neighbors to other good neighbors. Once these families, who often speak little or no English, learn how to move around in their neighborhoods --know where to buy food and furniture and where to go for recreation and medical care--they are well on the way to adjustment.

## MORE "ENLARGED" APARTMENTS FOR JANE ADDAMS HOUSES

Success of last fall's pilot conversion of two one-bedroom apartments into one three-bedroom unit at Jane Addams Houses, together with the continuing demand for low-rent homes by large families, has brought a CHA decision to consolidate additional units at the Near West Side housing development.

A nine-person family -- mother, father and seven children -- are now living comfortably in the Addams apartment which the Authority converted simply by cutting an opening through a common wall between two one-bedroom units. The apartment now contains a living room, kitchen, three bedrooms, and two bathrooms. There is also an ample storage closet, provided by the second kitchen with the range and refrigerator removed. Retention of the second bathroom was an economy measure to save dismantling costs.

Inspection of the 618 one-bedroom apartments at Jane Addams Houses reveals that 122 are so designed that similar conversions can be made at a cost of only about $80 a unit. Living rooms and kitchens in the converted units meet all Public Housing Administration minimum standards for floor areas. Because the only structural change required is the cutting of a door through one wall, the apartments can be 're-converted' very easily if at some time in the future the demand for small apartments exceeds the supply.

While awaiting PHA approval for the conversions, which is expected shortly, the Authority will transfer families now occupying small apartments adaptable to conversions to other small apartments as they become available. It is expected that about six months' time will be required for completion of the 61 three-bedroom units.

---

(See picture back page)

The four little neighbors photographed at the dedication of CHA's Archer Courts in August 1952 as a symbol of brotherhood have won Bob Natkin, Chicago photographer an award from the National Conference of Christians and Jews. The award was in a national competition sponsored by NCCJ to round up good photographs portraying the ideals of brotherhood. Natkin's prize-winning picture, as well as others he has made for the Chicago Housing Authority, are part of a display of NCCJ photographs now in the North Lobby of the Chicago Public Library

## FACTS ON CHICAGO'S PUBLIC HOUSING

### DECEMBER 31, 1953

| | | |
|---|---|---|
| Number of federal-aid low-rent dwellings under management | | 9,410 |
| Average income of families | $ 2,630* | |
| Average number of persons per family | 4.2* | |
| Number of families moving out during quarter | 401 | |
| Average income of families | $ 3,197 | |
| Average number of persons per family | 3.7 | |
| Number of families moving in during quarter | 654 | |
| Average income of families | $ 2,499 | |
| Average number of persons per family | 4.1 | |
| Number of city-state aided dwellings under management | | 1,393 |
| Average income of families | $ 3,155* | |
| Average number of persons per family | 4.0* | |
| Number of families moving out during quarter | 76 | |
| Average income of families | $ 3,162 | |
| Average number of persons per family | 3.9 | |
| Number of families moving in during quarter | 73 | |
| Average income of families | $ 3,715 | |
| Average number of persons per family | 3.9 | |

*As of June 30, 1953

---

## CHA'S OLDEST TENANT FETED ON 114th BIRTHDAY

Savannah Russell Dunlap, who has lived at Dearborn Homes since 1950, was 114 years old on February 10th. She is not only CHA's oldest tenant, but is probably the oldest woman in Chicago.

To celebrate this very special birthday, about fifty of the project's senior citizens were invited to a party, complete with birthday cake, fruit punch, candy and nuts. The party was held in the project's social room under the auspices of the Armour Square Service League. The League, composed of young matrons in the project, takes a special interest in the 'over 65' group and sponsors year-round activities to keep them feeling "remembered."

Since moving to Dearborn Homes, Mrs. Dunlap has become an annual feature in the daily press because of her clear recollections of the days of Lincoln when she was a field slave in Georgia.

## NEW COLOR SCHEMES FOR CHA HOMES

Variety will add spice to CHA homes when more than a fourth of the Authority's low-rent apartments are redecorated this spring. For the first time tenants may have a choice of warm gray, cool green, or neutral buff walls, with woodwork painted a slightly deeper tone of the same color, as their redecorating cycle rolls around. Up to now apartments throughout each project have been painted a standard color.

Exterior trim of about a third of the CHA buildings is also due for repainting, and varied colors will be used for a brightening effect there also. Within a project, some trim will be green, some white, and others gray or buff or reddish brown.

Total contracts for the redecorating and repainting are expected to reach about $450,000. Specifications will be ready for bid some time in March and contracts awarded in time to get work under way by May 1 when the current heating season closes. Contracts will call for completion by the end of September.

CHA apartments are redecorated every four years.

---

## NO AGE BARRIERS AT LAWNDALE SQUARE DANCES

There was plenty of action at the Lawndale Gardens Community Building on Saturday, February 13, when the Top Teens and the Lawndale Community Club held its Valentine Dance, but a few of the youngsters and their parents were persuaded by the camera to hold still just long enough for the photographer to record these smiling faces (see picture below right).

"Swing your partner" is a familiar call to good times at the CHA project, and the partners are likely to be a high school sophomore and his best friend's mother. Parents and youngsters share the responsibility of arrangements and also share the fun.

"We have a fine bunch of kids here at Lawndale," says John Armando, president of the Community Club, tenants organization, "and they seem to enjoy the company of their parents as much as we parents enjoy being with them.

As for the youngsters, they voice their highest praise of the affairs by terming them "real crazy."

Chicago Housing Authority
608 S. Dearborn St.
Chicago 5, Illinois

# today

Sec. 34.66 P. L. & R.
U. S. POSTAGE
**PAID**
CHICAGO, ILL.
Permit No 8625

A Token of Brotherhood . . . (See story p. 5)

UNIVERSITY OF ILLINOIS LIBRARY
Chicago Undergraduate Division
Navy Pier
Chicago 11, Illinois

Form 3547 Requested

## CHICAGO HOUSING AUTHORITY DEVELOPMENTS

### COMPLETED - 24 Developments - 11,283 Dwellings

| | | | | | |
|---|---|---|---|---|---|
| 1. Jane Addams Houses | (F) | 1,027 | 13. Harrison Courts | (C-S) | |
| 2. Julia C. Lathrop Homes | (F) | 925 | 14. Leclaire Courts | (C-S) | |
| 3. Trumbull Park Homes | (F) | 462 | 15. Racine Courts | (C-S) | |
| 4. Ida B. Wells Homes | (F) | 1,658 | 16. Ogden Courts | (C-S) | |
| 5. Frances Cabrini Homes | (F) | 584 | 17. Prairie Ave. Cts. -I-II | (C-S) | |
| 6. Robert H. Brooks Homes | (F) | 834 | 18. Archer Courts | (C-S) | |
| 7. Bridgeport Homes | (F) | 141 | 19. Loomis Courts | (C-S) | |
| 8. Lawndale Gardens | (F) | 128 | 20. Philip Murray Homes | (F) | |
| 9. Altgeld Gardens | (F) | 1,499 | 21. Victor A. Olander Homes | (F) | |
| 10. Wentworth Gardens | (F) | 422 | 22. 44th & Cicero | (F) | |
| 11. Dearborn Homes | (F) | 800 | 23. Grace Abbott Homes-I | (F) | |
| 12. Maplewood Courts | (C-S) | 132 | 24. Ida B. Wells Extension-I | (F) | |

### UNDER CONSTRUCTION - 5 Developments - 2,369 Dwellings

| | | | | | |
|---|---|---|---|---|---|
| 17. Prairie Ave. Cts. -III | (C-S) | 28 | 25. Harold L. Ickes Homes-I-II | (F) | |
| 23. Grace Abbott Homes-I-II | (F) | 1,020 | 26. Gov. Frank O. Lowden Homes | (F) | |
| 24. Ida B. Wells Extension-I-II | (F) | 390 | | | |

### IN DESIGN AND LAND PURCHASE STAGE - 8 Developments - 6,787 Dwellings

| | | | | | |
|---|---|---|---|---|---|
| 17. Prairie Ave. Cts. -IV | (C-S) | 8 | 31. Prairie Ave. Cts. Ext. | (F) | |
| 27. Gov. Henry Horner Homes | (F) | 920 | 32. Olander Homes Ext. | (F) | |
| 28. 35th & State | (F) | 1,783 | 33. 43d & Wentworth | (F) | |
| 29. Cabrini Extension | (F) | 1,925 | 34. No Sites Designated | (F) | |
| 30. Madison & Western | (F) | 1,169 | | | |

VETERANS TEMPORARIES - 10 sites - Demountables and Others (C-F) 1

(F) Financed with federal funds; (C-S) city and state funds; and (C-F) city and federal fund